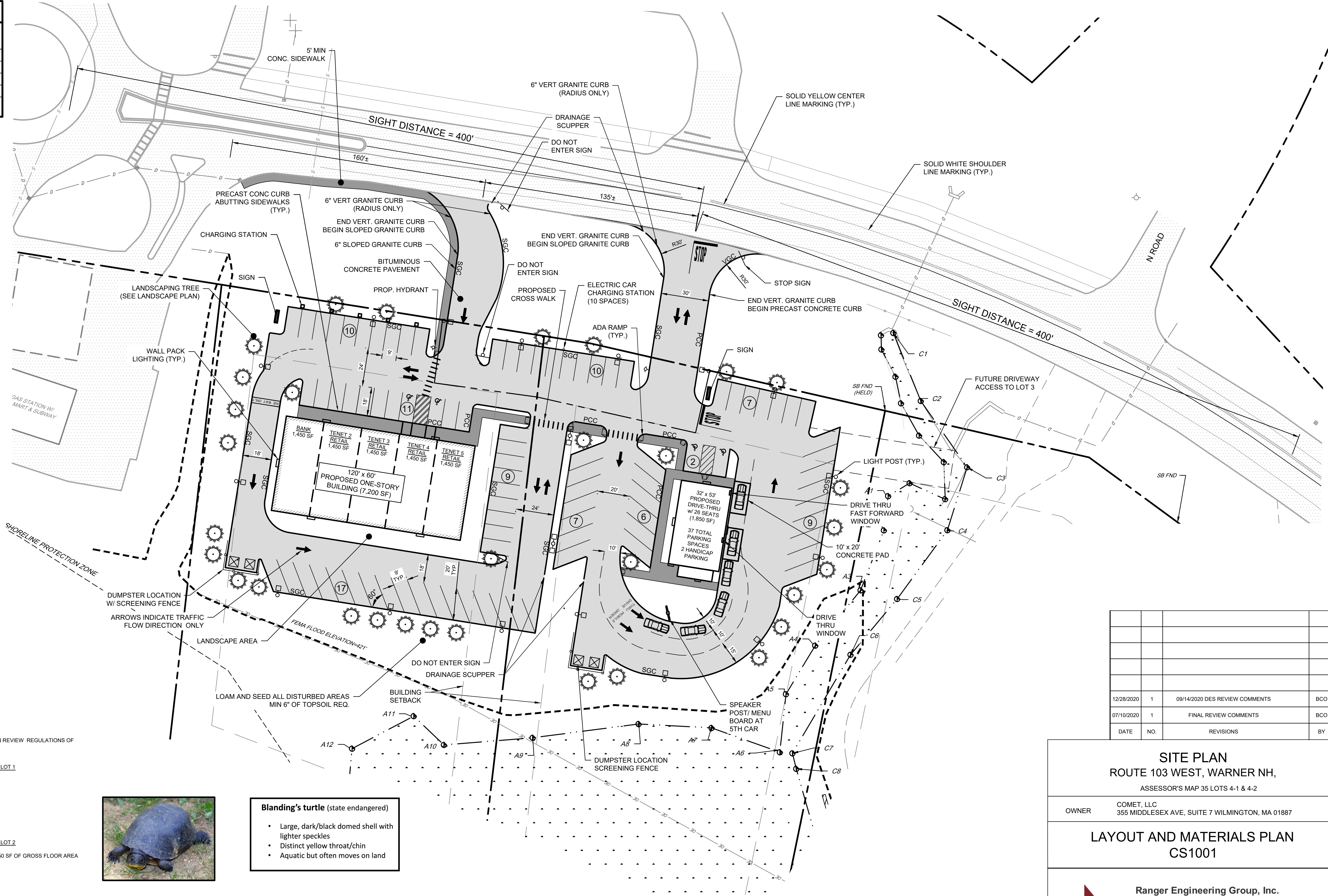
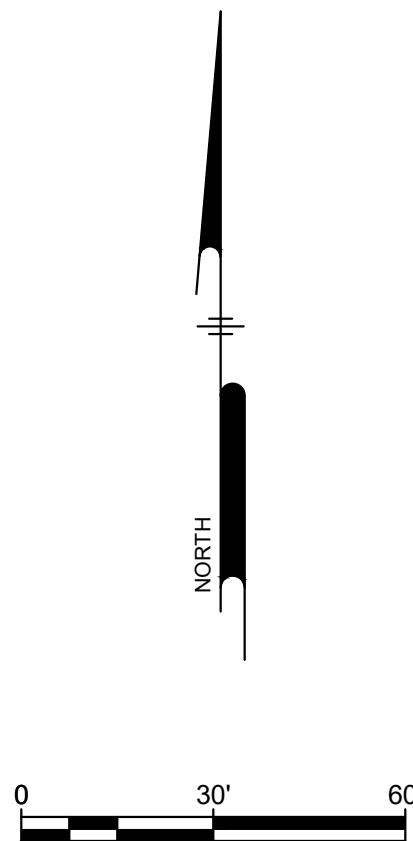


**ZONING REQUIREMENTS: C1-COMMERCIAL DISTRICT
INTERVALE OVERLAY DISTRICT**

	REQUIRED	PROVIDED LOT 1	PROVIDED LOT 2
MIN. LOT AREA	40,000 SF	65,872 SF	71,965 SF
MIN. LOT FRONT	200'	205'	219'
FRONT SETBACK	40'	40'	40'
SIDE SETBACK	25'	25'	25'
MAX IMPERVIOUS AREA	70%	46%	54%

SIGN NOTES:

1. EACH PREMISE / LOT MAY HAVE 1 FREE STANDING SIGN, NO TALLER THAN 15 FEET IN HEIGHT, AND BE NO MORE THAN 24 SQUARE FEET IN AREA.
2. SIGNS SHALL HAVE A MAX COMBINED TOTAL AREA OF NOT MORE THAN 64 SQUARE FEET IN SURFACE AND/OR IMAGE AREA PER PREMISE / LOT.
3. FREE STANDING SIGNS SHALL BE SETBACK NOT LESS THAN 10 FEET FROM ANY PROPERTY LINES.



PARKING CALCULATION:

PER SECTION XIX.B TABLE OF OFF-STREET PARKING REQUIREMENT OF THE SITE PLAN REVIEW REGULATIONS OF THE TOWN OF WARNER:

PARKING REQUIRED LOT 1

RETAIL (MEDIUM VOLUME): 1 SPACE PER 250 SF
1 SPACE PER 250 SF @ 7,200 SF = 29 SPACES

TOTAL REQUIRED = 29 SPACES
TOTAL PROVIDED = 47 SPACES

PARKING REQUIRED LOT 2

DRIVE-THRU RESTAURANT: 1 SPACE PER 3 SEATS + 1 PER EMPLOYEE + 1 SPACE PER 50 SF OF GROSS FLOOR AREA
1 SPACE PER 3 SEATS @ 24 SEATS = 8 SPACES
1 SPACE PER EMPLOYEE @ 6 EMPLOYEES = 6 SPACES
1 SPACE PER 50 SF OF GROSS FLOOR AREA @ 1850 GSF = 37
TOTAL SPACES REQUIRED = 51

TOTAL REQUIRED = 51 SPACES
TOTAL PROVIDED = 41 SPACES



Blanding's turtle (state endangered)

- Large, dark/black domed shell with lighter speckles
- Distinct yellow throat/chin
- Aquatic but often moves on land



Spotted turtle (state threatened)

- Small, mostly aquatic with black or dark brown with yellow spots.
- Fairly flat shell compared to Blanding's turtle

IF SPOTTED OR BLANDING'S TURTLES ARE FOUND LAYING EGGS IN A WORK AREA, PLEASE CONTACT MELISSA DOPERALSKI (603-479-1129 cell) or JOSH MEGYESY (cell 978-578-0802 or 271-1125 office) FOR FURTHER INSTRUCTIONS

DATE	NO.	REVISIONS	BY
12/28/2020	1	09/14/2020 DES REVIEW COMMENTS	BCO
07/10/2020	1	FINAL REVIEW COMMENTS	BCO

SITE PLAN
ROUTE 103 WEST, WARNER NH,
ASSESSOR'S MAP 35 LOTS 4-1 & 4-2

OWNER: COMET, LLC
355 MIDDLESEX AVE, SUITE 7 WILMINGTON, MA 01887

LAYOUT AND MATERIALS PLAN
CS1001

Ranger Engineering Group, Inc.
13 Branch Street, Suite 101
Methuen, MA 01844
Tel: 978-208-1762
rangereng.com

WARNER PLANNING BOARD CHAIRMAN:

DATE:

DATE: 2020-05-06

SCALE: 1" = 30'

SHEET 6 OF 17